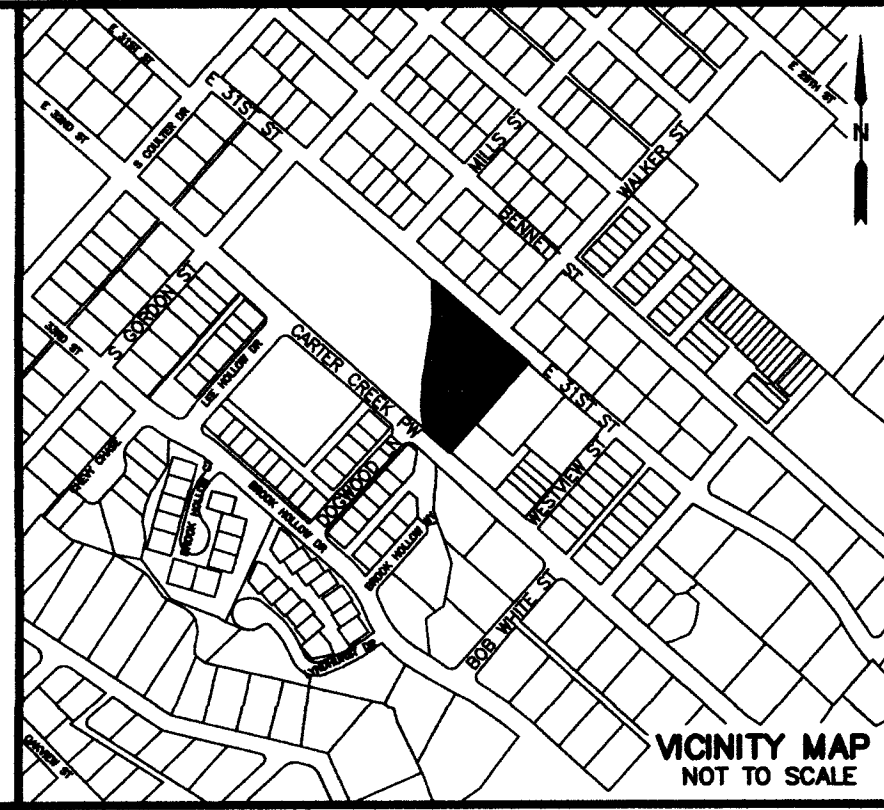
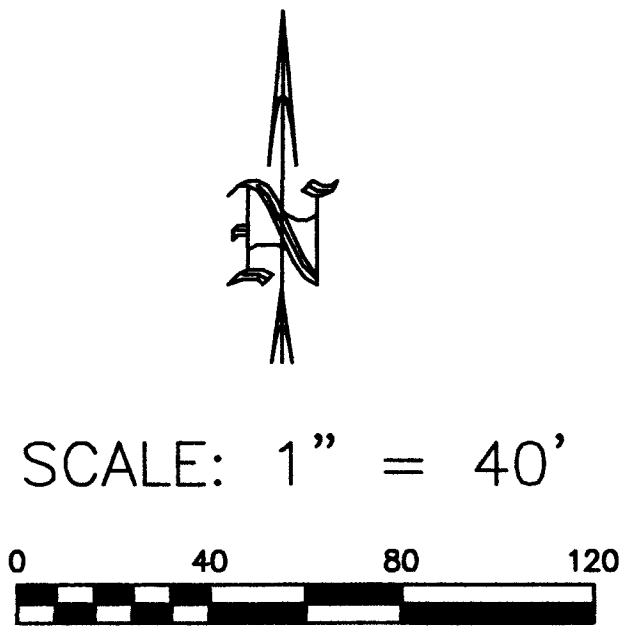
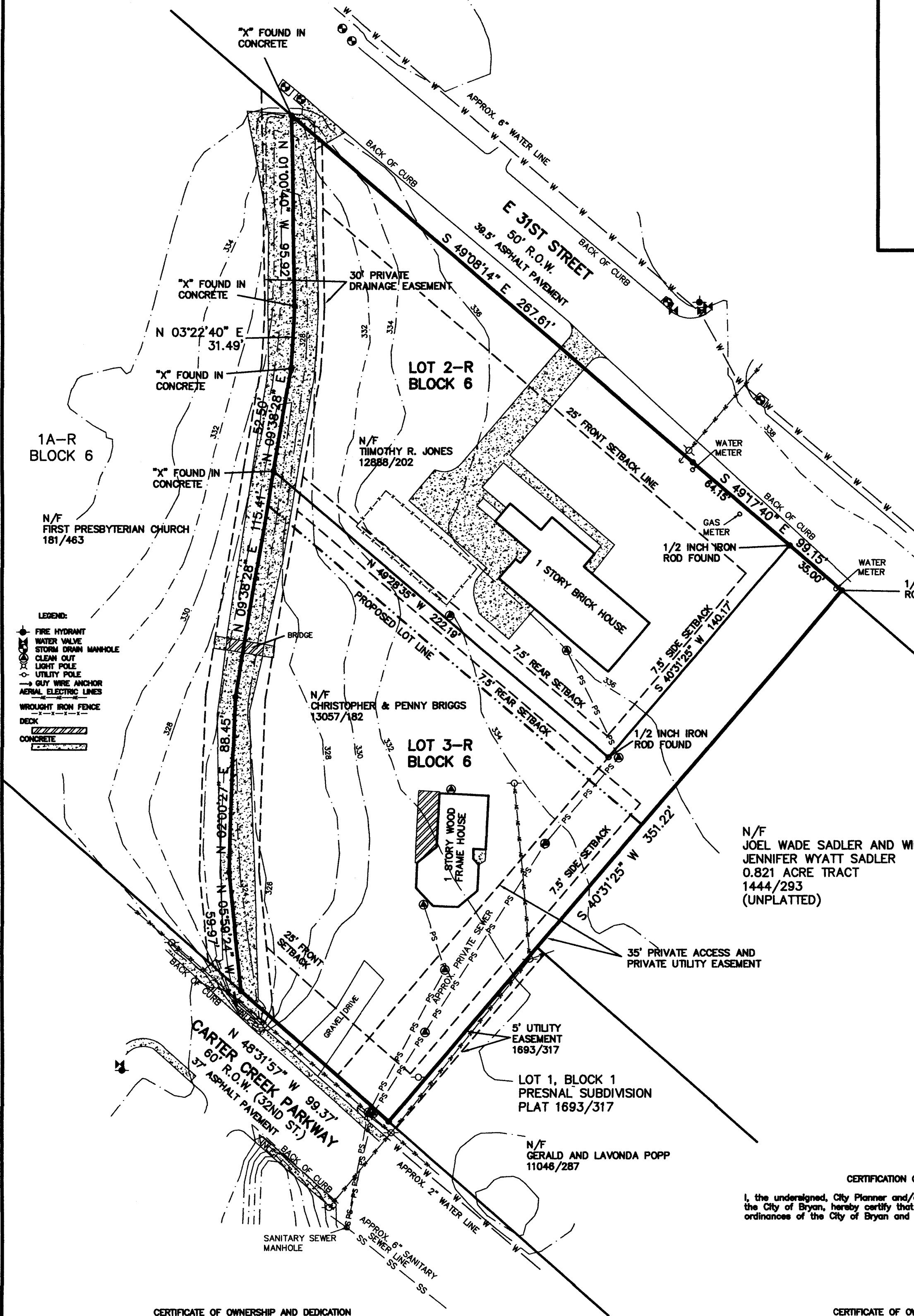


ORIGINAL PLAT



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS CENTRAL STATE PLAIN GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009847956814 (CALCULATED USING GEOD12A).
2. ALL DIMENSIONS SHOWN FOR PROPERTY LINES ARE PLAT CALLS AND MEASURED AS ROTATED TO GRID NORTH AS STATED ABOVE.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215F DATED APRIL 2, 2014.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
5. PROPERTY IS ZONED RD-5, RESIDENTIAL DISTRICT 5000.
6. CONTOURS SHOWN HEREON ARE PER DIGITAL OVERLAY FROM CITY OF BRYAN MAPPING.
7. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATE LOCATIONS BASED ON CITY OF BRYAN MAPPING AND VISIBLE INDICATIONS.

METES AND BOUNDS DESCRIPTION OF A 1.897 ACRE TRACT

CAVITT'S SOUTHWEST ADDITION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 2-R AND 3-R, BLOCK 6, CAVITT'S SOUTHWEST ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 12565, PAGE 252 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT AN "X" FOUND IN CONCRETE ON THE SOUTHWEST LINE OF EAST 31ST STREET (50' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 2-R AND THE NORTHEAST CORNER OF LOT 1A-R, BLOCK 6 (PLAT 12565/232);

THENCE: S 49° 06' 14" E ALONG THE SOUTHWEST LINE OF EAST 31ST STREET FOR A DISTANCE OF 267.61 FEET TO AN ANGLE POINT IN SAID LINE;

THENCE: S 49° 17' 40" E CONTINUING ALONG THE SOUTHWEST LINE OF EAST 31ST STREET, AT 84.15 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 2-R, CONTINUE ON FOR A TOTAL DISTANCE OF 98.15 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 3-R AND THE NORTH CORNER OF A CALLED 0.821 ACRE TRACT AS DESCRIBED BY A DEED TO JOEL WADE SADLER AND WIFE, JENNIFER WYATT SADLER, RECORDED IN VOLUME 1444, PAGE 293 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 40° 31' 25" W ALONG THE COMMON LINE OF SAID LOT 3-R AND SAID 0.821 ACRE TRACT FOR A DISTANCE OF 351.22 FEET TO THE NORTHEAST LINE OF CARTER CREEK PARKWAY (60' R.O.W.) FOR THE SOUTH CORNER OF SAID LOT 3-R AND THE WEST CORNER OF LOT 1, BLOCK 1, PRESNAL SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 1693, PAGE 317 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 49° 31' 57" W ALONG THE NORTHEAST LINE OF CARTER CREEK PARKWAY FOR A DISTANCE OF 98.37 FEET TO THE COMMON CORNER OF SAID LOT 3-R AND SAID LOT 1A-R;

THENCE: ALONG THE COMMON LINE OF SAID LOT 3-R, LOT 2-R AND SAID LOT 1A-R FOR THE FOLLOWING CALLS:

N 05° 59' 24" W FOR A DISTANCE OF 58.97 FEET;
N 02° 00' 27" E FOR A DISTANCE OF 88.45 FEET;

N 09° 38' 28" E FOR A DISTANCE OF 115.41 FEET TO AN "X" FOUND IN CONCRETE MARKING THE COMMON CORNER OF SAID LOT 3-R AND SAID LOT 2-R;

N 09° 38' 28" E FOR A DISTANCE OF 52.50 FEET TO AN "X" FOUND IN CONCRETE;
N 03° 22' 40" E FOR A DISTANCE OF 31.49 FEET TO AN "X" FOUND IN CONCRETE;

N 01° 00' 40" W FOR A DISTANCE OF 95.82 FEET TO THE POINT OF BEGINNING CONTAINING 1.897 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JULY 2016. BEARING SYSTEM SHOWN HEREON IS BASED ON STATE PLAIN GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of ____, 20__.

City Planner, City of Bryan

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, CHRISTOPHER & PENNY BRIGGS, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 13057, Page 182, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.

Given under my hand and seal on this ____ day of ____, 20__.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the ____ day of ____, 20__, in the Official Public Records of Brazos County, Texas, in Volume ____ Page ____.

County Clerk,
Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of ____, 20__.

City Engineer, City of Bryan

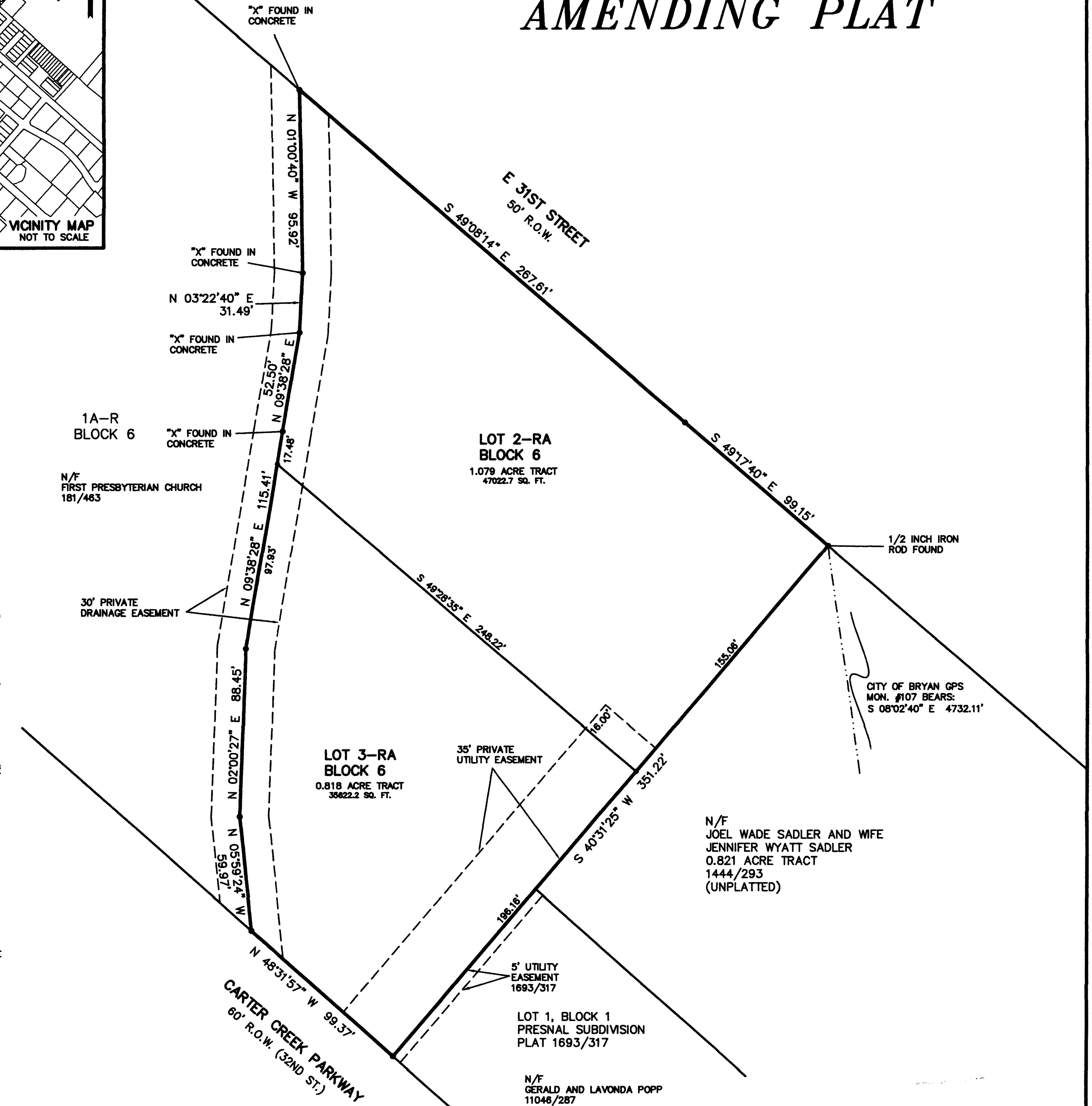
CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

AMENDING PLAT



FINAL PLAT

OF
LOTS 2-RA & 3-RA, BLOCK 6
CAVITT'S SOUTHWEST ADDITION
1.897 ACRES, Z. PHILLIPS LEAGUE, A-45
BEING A

AMENDING PLAT

OF
LOTS 2-R & 3-R, BLOCK 6
CAVITT'S SOUTHWEST ADDITION
VOLUME 12565, PAGE 252
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
SURVEY DATE: 07-19-16
PLAT DATE: 08-25-16
REVISED: 9-06-16

SURVEYOR:
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (878) 268-3193

OWNER:
CHRIS BRIGGS
PO BOX 3683
BRYAN, TEXAS 77802
PHONE (878) 422-4643

OWNER:
TIMOTHY R. JONES
1211 E. 31ST STREET
BRYAN, TEXAS 77802
PHONE (878) 571-0000

CAD NAME: 16-573